

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29110

Property Information

property address: 2100-2108 MALONEY

legal description: HILLCREST, BLOCK N, LOT 16-20 & ADJ 30' OF 15

owner name/address: MANCUSO INVESTMENT LTD

PO BOX 3480

BRYAN, TX 77805-3480

full business name:

land use category:

current zoning:

lot area (square feet):

lot depth (feet):

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings:

building height (feet):

of stories:

type of buildings (specify):

building/site condition:

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1989 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no

☐ dilapidated ☐ abandoned ☐ in-use

of signs:

type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 11

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 9x10

sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: average

end islands or bay dividers: ☐ yes ☒ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 0 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:

using STORAGE AREA for LOADING RE
QUICK, AND OTHER.

